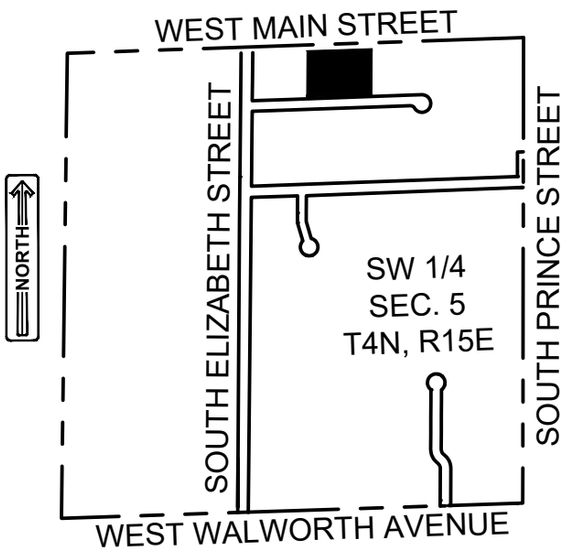
CERTIFIED SURVEY MAP NO. ____

Lots 2, 3, 4, 5, 6, and 7 of LAWNDALE in the the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

VICINITY SKETCH
SCALE 1"=1000'



Subject Property
Zoning: B-1
Tax Key Numbers:
/L 00007, /L 00002
Prepared for:
Founders 3 Real Estate
1000 N Water St, Suite 160,
Milwaukee, WI, 53202

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurement have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Southwest 1/4 of Section 5, Township 4 North, Range 15 East which has a bearing of N88°01'55"E.



DRAFT

October 14, 2026

Jesse Zoltowski

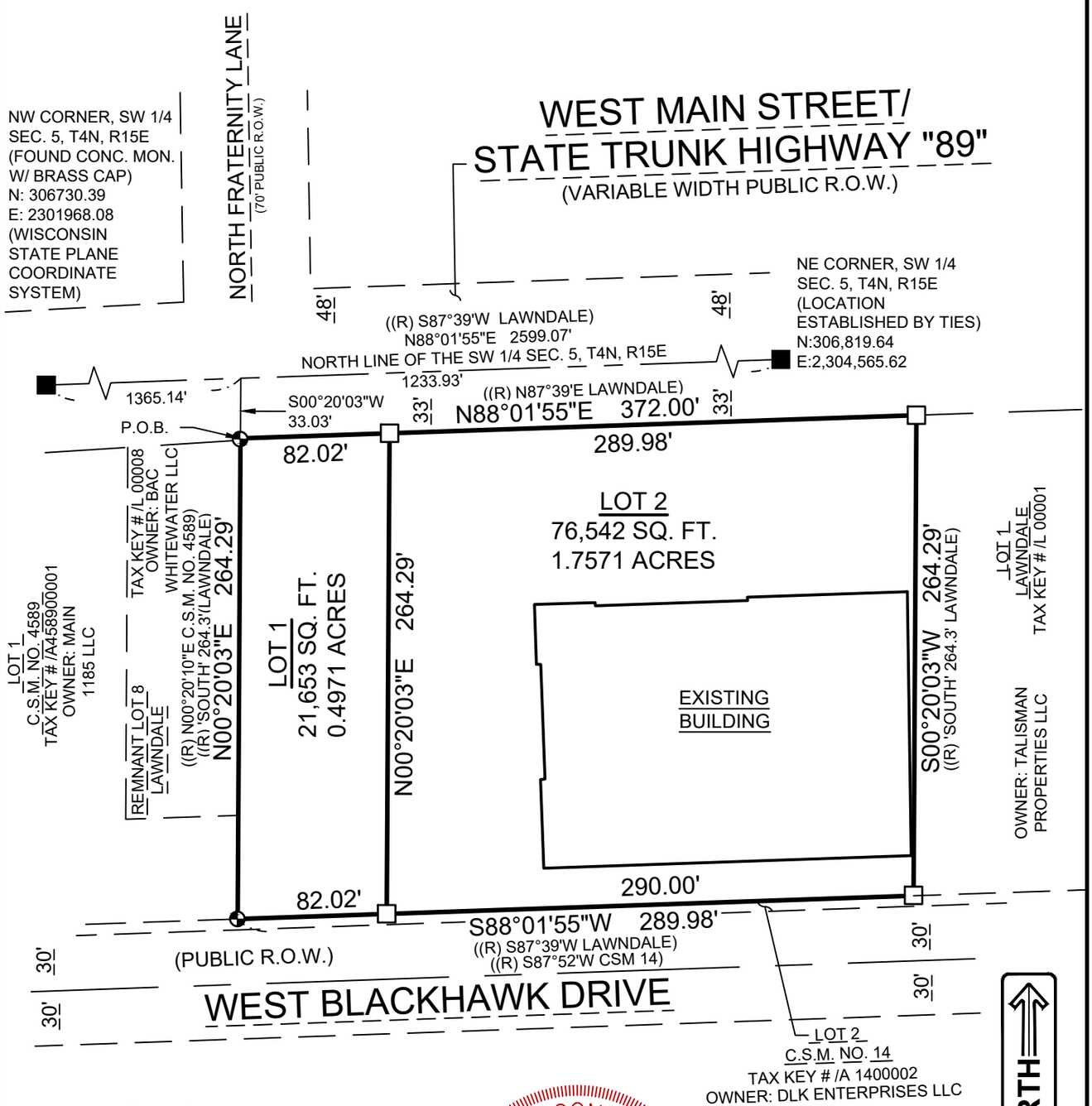
PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

DRAFTED BY: SEM
JOB #7369.00
SHEET 1 OF 7

CERTIFIED SURVEY MAP NO. ____

Lots 2, 3, 4, 5, 6, and 7 of LAWNDALE in the the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.



LEGEND

(R) "Recorded As"

MAG NAIL

MONUMENT

Set 3/4" X 18" Iron Rebar, 1.5 LBS/FT.

WISCONSIN
JESSE
ZOLTOWSKI
S-3094
Milwaukee
WI
LAND SURVEYOR

DRAFT

October 14, 2026

Jesse Zoltowski

GRAPHICAL SCALE (FEET)

0 1"=80'

PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

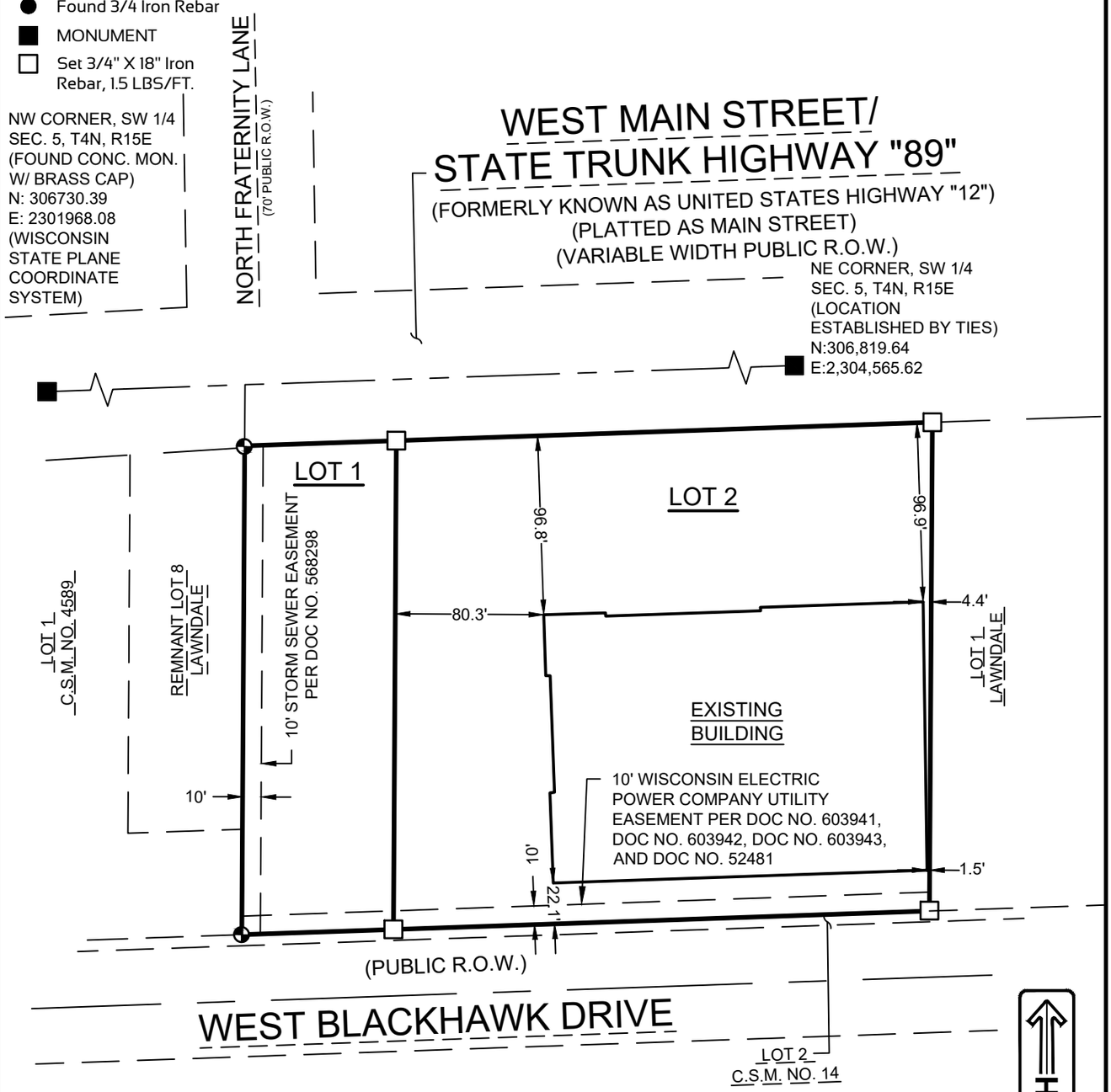
This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

CERTIFIED SURVEY MAP NO. ____

Lots 2, 3, 4, 5, 6, and 7 of LAWNDALE in the the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

LEGEND

- MAG NAIL
- Found 3/4 Iron Rebar
- MONUMENT
- Set 3/4" X 18" Iron Rebar, 1.5 LBS/FT.



DRAFT

WISCONSIN JESSE ZOLTOWSKI S-3094 Milwaukee WI LAND SURVEYOR

October 14, 2026

Jesse Zoltowski

GRAPHICAL SCALE (FEET)

0 1"=80'

PREPARED BY:
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CERTIFIED SURVEY MAP NO. ____

Lots 2, 3, 4, 5, 6, and 7 of LAWNDALE in the the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped, and divided Lots 2, 3, 4, 5, 6, and 7 of Lawndale, as recorded in the Register of Deeds office for Walworth County as Document No. 205253, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin, described as follows:

Commencing at the Northwest Corner of the Southwest 1/4 of said Section 5; thence North 88°01'55" East along the north line of said Southwest 1/4, 1365.14 feet; thence South 00°20'03" West, 33.03 feet to a point on the south right-of-way line of West Main Street/State Trunk Highway "89", also being the Point of Beginning;

Thence North 88°01'55" East along said south right-of-way line, 372.00 feet to the northwest corner of Lot 1 of Lawndale; thence South 00°20'03" West along the west line of said Lot 1, 264.06 feet to the north line of Lot 2 of Certified Survey Map No. 14; thence South 87°59'47" West along said north line, 372.01 feet to the southeast corner of Lot 1 of Certified Survey Map No. 4589; thence North 00°20'03" East along the east line of said Lot 1, 264.29 feet to the Point of Beginning.

Said land containing 98,195 square feet (2.2542 Acres).

That I have made such survey, land division and map by the direction of Hamza Properties LLC., John K. Sotherland, and Elizabeth K. Killips-Sotherland, owners of said lands.

That such map is a correct representation of all the exterior boundaries of the lands surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Whitewater Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: October 14, 2026

Jesse Zoltowski
Professional Land Surveyor Number S-3094



PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

CERTIFIED SURVEY MAP NO. ____

Lots 2, 3, 4, 5, 6, and 7 of LAWNDALE in the the Northeast 1/4 of the Southwest 1/4
of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

OWNER'S CERTIFICATE

Hamza Properties LLC., a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, and mapped as represented on this certified survey map.

AND

John K. Sotherland and Elizabeth K. Killips-Sotherland, as owners, do hereby certify that said owners caused the land described on this certified survey map to be surveyed, divided, and mapped as represented on this certified survey map.

Hamza Properties LLC., John K. Sotherland and Elizabeth K. Killips-Sotherland, as owners, do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of Whitewater

IN WITNESS WHEREOF, the said Hamza Properties LLC. has caused these presents to be signed by
(name - print) _____, (title) _____,
at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2026.

In the presence of:

_____
Name (signature) - Title

_____ _____
Date

_____
John K. Sotherland

_____ _____
Date

_____
Elizabeth K. Killips-Sotherland

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____,
(title) _____, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, John K. Sotherland and Elizabeth K. Killips-Sotherland, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____



DRAFT

October 14, 2026

Jesse Zoltowski

PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

CERTIFIED SURVEY MAP NO. ____

Lots 2, 3, 4, 5, 6, and 7 of LAWNDALE in the the Northeast 1/4 of the Southwest 1/4
of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

Premier Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described in the forgoing affidavit of Jesse Zoltowski, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said Premier Bank , has caused these presents to be signed by _____ ,
its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2026.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____,
(title) _____, of the above named corporation, to me known to be the persons who
executed the foregoing instrument, and to me known to be such _____(title) of said corporation,
and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

First Citizens State Bank , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described in the forgoing affidavit of Jesse Zoltowski, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said First Citizens State Bank, has caused these presents to be signed by _____,
its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2026.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____,
(title) _____, of the above named corporation, to me known to be the persons who
executed the foregoing instrument, and to me known to be such _____(title) of said corporation,
and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

DRAFT

WISCONSIN JESSE ZOLTOWSKI S-3094 Milwaukee WI LAND SURVEYOR

October 14, 2026

PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

CERTIFIED SURVEY MAP NO. ____

Lots 2, 3, 4, 5, 6, and 7 of LAWNDALE in the the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

CITY OF WHITEWATER CERTIFICATE

Resolved that this Certified Survey Map in the City of Whitewater which has been filed for approval, be and is hereby approved as required by Chapter 236 of the Wisconsin State Statues.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City of Whitewater Plan and Architectural Review Commission on the _____ day of _____ , 2026, which action becomes effective upon receipt of approval of all other reviewing agencies and all conditions of the City of Whitewater's approval were satisfied as of the _____ day of _____ , 2026.

_____ _____
Date

_____
Neil Hicks, Chair

_____ _____
Date

_____
Heather Boehm, City Clerk

WISCONSIN
JESSE
S-3094
WI
LAND SURVEYOR

DRAFT

October 14, 2026

Jesse Zoltowski

PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094